

08/08 - WV

This Lease, made this 4th day of December, 2008, by and between **Paul J. Maidens and Julie B. Maidens a/k/a Julie D. Maidens, husband and wife, acting as Joint Tenants with Right of Survivorship** whose address is **131 Shawnee Drive Belleville, PA 17004**, hereinafter collectively called "Lessor", and **CHESAPEAKE APPALACHIA, L.L.C.**, an Oklahoma limited liability company, P.O. Box 6070, Charleston, WV 25362-0070, hereinafter called "Lessee".

WITNESSETH, that for and in consideration of the premises, and of the mutual covenants and agreements hereinafter set forth, the Lessor and Lessee agree as follows:

LEASING CLAUSE. Lessor hereby leases exclusively to Lessee all the oil and gas including, but not limited to coal seam gas, coalbed methane gas, coalbed gas, methane gas, gob gas, occluded methane/natural gas and all associated natural gas and other hydrocarbons and non-hydrocarbons contained in, associated with, emitting from, or produced/originating within any formation, gob area, mine-out area, coal seam, and all communicating zones, and their liquid gaseous constituents, whether hydrocarbon or non-hydrocarbon, underlying the land herein leased, together with such exclusive rights as may be necessary or convenient for Lessee, at its election, to explore for, develop, produce, measure, and market production from the Leasehold, and from adjoining lands, using methods and techniques which are not restricted to current technology, including the right to conduct geophysical and other exploratory tests; to drill, maintain, operate, cease to operate, plug, abandon, and remove wells; to use or install roads, electric power and telephone facilities, and to construct pipelines with appurtenant facilities, including data acquisition, compression and collection facilities for use in the production and transportation of products from the Leasehold or from neighboring lands across the Leasehold, to use oil, gas, and non-domestic water sources, free of cost, to store gas of any kind underground, regardless of the source thereof, including the injecting of gas therein and removing the same therefrom; to protect stored gas; to operate, maintain, repair, and remove material and equipment.

See Exhibit "B" attached hereto and made a part hereof

DESCRIPTION. The Leasehold is located in the District of Clay, in the County of Marshall, in the State of West Virginia, and described as follows:

Property Tax Parcel Identification Number: **See Exhibit "A" attached hereto and made a part hereof**

and is bounded formerly or currently as follows:

- On the North by lands of _____;
- On the East by lands of _____;
- On the South by lands of _____;
- On the West by lands of _____;

LEASE TERM. This Lease shall remain in force for a primary term of five (5) years from 12:00 A.M. December 4th, 2008 (effective date) to 11:59 P.M. December 4th, 2013 (last day of primary term) and shall continue beyond the primary term as to the entirety of the Leasehold if any of the following is satisfied: (i) operations are conducted on the Leasehold or lands pooled/unitized therewith in search of oil, gas, or their constituents, or (ii) a well deemed by Lessee to be capable of production is located on the Leasehold or lands pooled/unitized therewith, or (iii) oil or gas, or their constituents, are produced from the Leasehold or lands pooled/unitized therewith, or (iv) if the Leasehold or lands pooled/unitized therewith is used for the underground storage of gas, or for the protection of stored gas, or (v) if prescribed payments are made, or (vi) if Lessee's operations are delayed, postponed or interrupted as a result of any coal, stone or other mining or mining related operation under any existing and effective lease, permit or authorization covering such operations on the leased premises or on other lands affecting the leased premises, such delay will automatically extend the primary or secondary term of this oil and gas lease without additional compensation or performance by Lessee for a period of time equal to any such delay, postponement or interruption.

If there is any dispute concerning the extension of this Lease beyond the primary term by reason of any of the alternative mechanisms specified herein, the payment to the Lessor of the prescribed payments provided below shall be conclusive evidence that the Lease has been extended beyond the primary term.

NO AUTOMATIC TERMINATION OR FORFEITURE.

(A) **CONSTRUCTION OF LEASE:** The language of this Lease (including, but not limited to, the Lease Term and Extension of Term clauses) shall never be read as language of special limitation. This Lease shall be construed against termination, forfeiture, cancellation or expiration and in favor of giving effect to the continuation of this Lease where the circumstances exist to maintain this Lease in effect under any of the alternative mechanisms set forth above. In connection therewith, (i) a well shall be deemed to be capable of production if it has the capacity to produce a profit over operating costs, without regard to any capital costs to drill or equip the well, or to deliver the oil or gas to market, and (ii) the Lessee shall be deemed to be conducting operations in search of oil or gas, or their constituents, if the Lessee is engaged in geophysical and other exploratory work including, but not limited to, activities to drill an initial well, to drill a new well, or to rework, stimulate, deepen, sidetrack, frac, plug back in the same or different formation or repair a well or equipment on the Leasehold or any lands pooled/unitized therewith (such activities shall include, but not be limited to, performing any preliminary or preparatory work necessary for drilling, conducting internal technical analysis to initiate and/or further develop a well, obtaining permits and approvals associated therewith and may include reasonable gaps in activities provided that there is a continuum of activities showing a good faith effort to develop a well or that the cessation or interruption of activities was beyond the control of Lessee, including interruptions caused by the acts of third parties over whom Lessee has no control or regulatory delays associated with any approval process required for conducting such activities).

(B) **LIMITATION OF FORFEITURE:** This Lease shall never be subject to a civil action or proceeding to enforce a claim of termination, cancellation, expiration or forfeiture due to any action or inaction by the Lessee, including, but not limited to making any prescribed payments authorized under the terms of this Lease, unless the Lessee has received written notice of Lessor's demand and thereafter fails or refuses to satisfy or provide justification responding to Lessor's demand within 60 days from the receipt of such notice. If Lessee timely responds to Lessor's demand, but in good faith disagrees with Lessor's position and sets forth the reasons therefore, such a response shall be deemed to satisfy this provision, this Lease shall continue in full force and effect and no further damages (or other claims for relief) will accrue in Lessor's favor during the pendency of the dispute, other than claims for payments that may be due under the terms of this Lease.

PAYMENTS TO LESSOR. In addition to the bonus paid by Lessee for the execution hereof, Lessee covenants to pay Lessor, proportionate to Lessor's percentage of ownership, as follows:

(A) **DELAY RENTAL:** To pay Lessor as Delay Rental, after the first year, at the rate of five dollars (\$5.00) per net acre per year payable in advance. **The parties hereto agree that this is a Paid-Up Lease with no further Delay Rental and/or Delay in Marketing payments due to Lessor during the primary term hereof.**

(B) **ROYALTY:** To pay Lessor as Royalty, less all taxes, assessments, and adjustments on production from the Leasehold, as follows:

1. **OIL:** To deliver to the credit of Lessor, free of cost, a Royalty of the equal one-eighth (1/8) part of all oil and any constituents thereof produced and marketed from the Leasehold.

2. **GAS:** To pay Lessor on actual volumes of gas sold from said land, one-eighth of the net amount realized by Lessee, computed at the wellhead. As used in this lease, the term "net amount realized by Lessee, computed at the wellhead" shall mean the gross proceeds received by Lessee from the sale of oil and gas minus post-production costs incurred by Lessee between the wellhead and the point of sale. As used in this Lease, the term "post-production costs" shall mean all costs and expenses of (a) treating and processing oil and/or gas, and (b) separating liquid hydrocarbons from gas, other than condensate separated at the well, and (c) transporting oil and/or gas, including but not limited to

transportation between the wellhead and any production or treating facilities, and transportation to the point of sale, and (d) compressing gas for transportation and delivery purposes, and (e) metering oil and/or gas to determine the amount sold and/or the amount used by Lessee, and (f) sales charges, commissions and fees paid to third parties (whether or not affiliated) in connection with the sale of the gas, and (g) any and all other costs and expenses of any kind or nature incurred in regard to the gas, or the handling thereof, between the wellhead and the point of sale. Lessee may use its own pipelines and equipment to provide such treating, processing, separating, transportation, compression and metering services, or it may engage others to provide such services; and if Lessee uses its own pipelines and/or equipment, post-production costs shall include without limitation reasonable depreciation and amortization expenses relating to such facilities, together with Lessee's cost of capital and a reasonable return on its investment in such facilities. Prior to payment of royalty, Lessor may be required to execute a Division Order certifying Lessor's interest in production. Lessee may pay all taxes and fees levied upon the oil and gas as produced, including, without limitation, severance taxes and privilege and surveillance fees, and deduct a proportionate share of the amount so paid from any monies payable to Lessor hereunder. Lessee may withhold Royalty payment until such time as the total withheld exceeds fifty dollars (\$50.00).

(C) **DELAY IN MARKETING:** In the event that Lessee drills a well on the Leasehold or lands pooled/unitized therewith that Lessee deems to be capable of production, but does not market producible gas, oil, or their constituents, therefrom and there is no other basis for extending this Lease, Lessee shall pay after the primary term and until such time as marketing is established (or Lessee surrenders the Lease) a Delay in Marketing payment equal in amount and frequency to the annual Delay Rental payment, and this Lease shall remain in full force and effect to the same extent as payment of Royalty.

(D) **SHUT-IN:** In the event that production of oil, gas, or their constituents, is interrupted and not marketed for a period of twelve (12) months, and there is no producing well on the Leasehold or lands pooled/unitized therewith, Lessee shall thereafter, as Royalty for constructive production, pay a Shut-in Royalty equal in amount and frequency to the annual Delay Rental payment until such time as production is re-established (or Lessee surrenders the Lease) and this Lease shall remain in full force and effect. During Shut-in, Lessee shall have the right to rework, stimulate, or deepen any well on the Leasehold or to drill a new well on the Leasehold in an effort to re-establish production, whether from an original producing formation or from a different formation. In the event that the production from the only producing well on the Leasehold is interrupted for a period of less than twelve (12) months, this Lease shall remain in full force and effect without payment of Royalty or Shut-in Royalty.

(E) **DAMAGES:** Lessee will remove unnecessary equipment and materials and reclaim all disturbed lands at the completion of activities, and Lessee agrees to repair any damaged improvements to the land and pay for the loss of growing crops or marketable timber.

(F) **MANNER OF PAYMENT:** Lessee shall make or tender all payments due hereunder by check, payable to Lessor, at Lessor's last known address, and Lessee may withhold any payment pending notification by Lessor of a change in address. Payment may be tendered by mail or any comparable method (e.g., Federal Express), and payment is deemed complete upon mailing or dispatch. Where the due date for any payment specified herein falls on a holiday, Saturday or Sunday, payment tendered (mailed or dispatched) on the next business day is timely.

(G) **CHANGE IN LAND OWNERSHIP:** Lessee shall not be bound by any change in the ownership of the Leasehold until furnished with such documentation as Lessee may reasonably require. Pending the receipt of documentation, Lessee may elect either to continue to make or withhold payments as if such a change had not occurred.

(H) **TITLE:** If Lessee receives evidence that Lessor does not have title to all or any part of the rights herein leased, Lessee may immediately withhold payments that would be otherwise due and payable hereunder to Lessor until the adverse claim is fully resolved.

(I) **LIENS:** Lessee may, at its option, pay and discharge any past due taxes, mortgages, judgments, or other liens and encumbrances on or against any land or interest included in the Leasehold; and Lessee shall be entitled to recover from the debtor, with legal interest and costs, by deduction from any future payments to Lessor or by any other lawful means.

(J) **CHARACTERIZATION OF PAYMENTS:** Payments set forth herein are covenants, not special limitations, regardless of the manner in which these payments may be invoked. Any failure on the part of the Lessee to timely or otherwise properly tender payment can never result in an automatic termination, expiration, cancellation, or forfeiture of this Lease. Lessor recognizes and acknowledges that oil and gas lease payments, in the form of rental, bonus and royalty, can vary depending on multiple factors and that this Lease is the product of good faith negotiations. Lessor hereby agrees that the payment terms, as set forth herein, and any bonus payments paid to Lessor constitute full consideration for the Leasehold. Lessor further agrees that such payment terms and bonus payments are final and that Lessor will not seek to amend or modify the lease payments, or seek additional consideration based upon any differing terms which Lessee has or will negotiate with any other lessor/oil and gas owner.

(K) **PAYMENT REDUCTIONS:** If Lessor owns a lesser interest in the oil or gas than the entire undivided fee simple estate, then the rentals (except for Delay Rental payments as set forth above), royalties and shut-in royalties hereunder shall be paid to Lessor only in the proportion which Lessor's interest bears to the whole and undivided fee.

UNITIZATION AND POOLING. Lessor grants Lessee the right to pool, unitize, or combine all or parts of the Leasehold with other lands, whether contiguous or not contiguous, leased or unleased, whether owned by Lessee or by others, at a time before or after drilling to create drilling or production units either by contract right or pursuant to governmental authorization. Pooling or unitizing in one or more instances shall not exhaust Lessee's pooling and unitizing rights hereunder, and Lessee is granted the right to change the size, shape, and conditions of operation or payment of any unit created. Lessor agrees to accept and receive out of the production or the revenue realized from the production of such unit, such proportional share of the Royalty from each unit well as the number of Leasehold acres included in the unit bears to the total number of acres in the unit. Otherwise, as to any part of the unit, drilling, operations in preparation for drilling, production, or shut-in production from the unit, or payment of Royalty, Shut-in Royalty, Delay in Marketing payment or Delay Rental attributable to any part of the unit (including non-Leasehold land) shall have the same effect upon the terms of this Lease as if a well were located on, or the subject activity attributable to, the Leasehold. In the event of conflict or inconsistency between the Leasehold acres ascribed to the Lease and the local property tax assessment calculation of the lands covered by the Lease, Lessee may, at its option, rely on the latter as being determinative for the purposes of this paragraph.

FACILITIES. Lessee shall not drill a well within 200 feet of any structure located on the Leasehold without Lessor's written consent. Lessor shall not erect any building or structure, or plant any trees within 200 feet of a well or within 25 feet of a pipeline without Lessee's written consent. Lessor shall not improve, modify, degrade, or restrict roads and facilities built by Lessee without Lessee's written consent.

CONVERSION TO STORAGE. Lessee is hereby granted the right to convert the Leasehold or lands pooled/unitized therewith to gas storage. At the time of conversion, Lessee shall pay Lessor's proportionate part for the estimated recoverable gas remaining in any well drilled pursuant to this Lease using methods of calculating gas reserves as are generally accepted by the natural gas industry and, in the event that all wells on the Leasehold and/or lands pooled/unitized therewith have permanently ceased production, Lessor shall be paid a Conversion to Storage payment in an amount equal to Delay Rental for as long thereafter as the Leasehold or lands pooled/unitized therewith is/are used for gas storage or for protection of gas storage; such Conversion to Storage payment shall first become due upon the next ensuing Delay Rental anniversary date. The use of any part of the Leasehold or lands pooled or unitized therewith for the underground storage of gas, or for the protection of stored gas will extend this Lease beyond the primary term as to all rights granted by this Lease, including but not limited to production rights, regardless of whether the production and storage rights are owned together or separately.

TITLE AND INTERESTS. Lessor hereby warrants generally and agrees to defend title to the Leasehold and covenants that Lessee shall have quiet enjoyment hereunder and shall have benefit of the doctrine of after acquired title. Should any person having title to the Leasehold fail to execute this Lease, the Lease shall nevertheless be binding upon all persons who do execute it as Lessor.

LEASE DEVELOPMENT. There is no implied covenant to drill, prevent drainage, further develop or market production within the primary term or any extension of term of this Lease. There shall be no Leasehold forfeiture, termination, expiration or cancellation for failure to comply with said implied covenants. Provisions herein, including, but not limited to the prescribed payments, constitute full compensation for the privileges herein granted.

COVENANTS. This Lease and its expressed or implied covenants shall not be subject to termination, forfeiture of rights, or damages due to failure to comply with obligations if compliance is effectively prevented by federal, state, or local law, regulation, or decree, or the acts of God and/or third parties over whom Lessee has no control.

RIGHT OF FIRST REFUSAL. If at any time within the primary term of this lease or any continuation thereof, Lessor receives any bona fide offer, acceptable to Lessor, to grant an additional lease ("Top Lease") covering all or part of the Leasehold, Lessee shall have the continuing option by meeting any such offer to acquire a Top Lease on equivalent terms and conditions. Any offer must be in writing and must set forth the proposed Lessee's name, bonus consideration and royalty consideration to be paid for such Top Lease, and include a copy of the lease form to be utilized reflecting all pertinent and relevant terms and conditions of the Top Lease. Lessee shall have fifteen (15) days after receipt from Lessor of a complete copy of any such offer to advise Lessor in writing of its election to enter into an oil and gas lease with Lessor on equivalent terms and conditions. If Lessee fails to notify Lessor within the aforesaid fifteen (15) day period of its election to meet any such bona fide offer, Lessor shall have the right to accept said offer. Any Top Lease granted by Lessor in violation of this provision shall be null and void.

ARBITRATION. In the event of a disagreement between Lessor and Lessee concerning this Lease, performance thereunder, or damages caused by Lessee's operations, the resolution of all such disputes shall be determined by arbitration in accordance with the rules of the American Arbitration Association. All fees and costs associated with the arbitration shall be borne equally by Lessor and Lessee.

ENTIRE CONTRACT. The entire agreement between Lessor and Lessee is embodied herein. No oral warranties, representations, or promises have been made or relied upon by either party as an inducement to or modification of this Lease.

SURRENDER. Lessee, at any time, and from time to time, may surrender and cancel this Lease as to all or any part of the Leasehold by recording a Surrender of Lease and thereupon this Lease, and the rights and obligations of the parties hereunder, shall terminate as to the part so surrendered; provided, however, that upon each surrender as to any part of the Leasehold, Lessee shall have reasonable and convenient easements for then existing wells, pipelines, pole lines, roadways and other facilities on the lands surrendered.

SUCCESSORS. All rights, duties, and liabilities herein benefit and bind Lessor and Lessee and their heirs, successors, and assigns.

FORCE MAJEURE. All express or implied covenants of this Lease shall be subject to all applicable laws, rules, regulations and orders. When drilling, reworking, production or other operations hereunder, or Lessee's fulfillment of its obligations hereunder are prevented or delayed by such laws, rules, regulations or orders, or by inability to obtain necessary permits, equipment, services, material, water, electricity, fuel, access or easements, or by fire, flood, adverse weather conditions, war, sabotage, rebellion, insurrection, riot, strike or labor disputes, or by inability to obtain a satisfactory market for production or failure of purchasers or carriers to take or transport such production, or by any other cause not reasonably within Lessee's control, this Lease shall not terminate, in whole or in part, because of such prevention or delay, and, at Lessee's option, the period of such prevention or delay shall be added to the term hereof. Lessee shall not be liable in damages for breach of any express or implied covenants of this Lease for failure to comply therewith, if compliance is prevented by, or failure is the result of any applicable laws, rules, regulations or orders or operation of force majeure.

SEVERABILITY. This Lease is intended to comply with all applicable laws, rules, regulations, ordinances and governmental orders. If any provision of this Lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall survive and continue in full force and effect to the maximum extent allowed by law. If a court of competent jurisdiction holds any provision of this Lease invalid, void, or unenforceable under applicable law, the court shall give the provision the greatest effect possible under the law and modify the provision so as to conform to applicable law if that can be done in a manner which does not frustrate the purpose of this Lease.

COUNTERPARTS. This Lease may be executed in one or more counterparts, each of which will be deemed to be an original copy of this Lease and all of which, when taken together, will be deemed to constitute one and the same agreement.

IN WITNESS WHEREOF, Lessor hereunto sets hand and seal.

Witness *Bradley O. Yoder* *Paul J. Maidens* (Seal)
Paul J. Maidens

Witness *Bradley O. Yoder* *Julie B. Maidens* (Seal)
Julie B. Maidens a/k/a Julie D. Maidens

Witness _____ (Seal)

Witness _____ (Seal)

Document prepared by: Chesapeake Appalachia, L.L.C., P. O. Box 6070, Charleston, West Virginia 25362-0070.

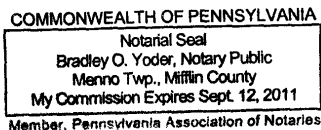
ACKNOWLEDGMENT

STATE OF Penna.)
COUNTY OF Mifflin) SS:

On this the 4 day of Dec, 2008, before me, the undersigned authority, personally appeared **Paul J. Maidens and Julie B. Maidens a/k/a Julie D. Maidens, husband and wife, acting as Joint Tenants with Right of Survivorship**, who, being duly sworn according to law, depose and say that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: SEPT 12 2011
Signature/Notary Public: *Bradley O. Yoder*
Name/Notary Public (print): Bradley O. Yoder



Recorder: Return to Chesapeake Appalachia, L.L.C., Land Dept., P. O. Box 6070, Charleston, WV 25362-0070

This Exhibit "A" is attached to and made a part of that certain Oil & Gas Lease dated, December 4, 2008 by and between, **Paul J. Maidens and Julie B. Maidens a/k/a Julie D. Maidens, husband and wife, acting as Joint Tenants with Right of Survivorship**, as Lessors and **Chesapeake Appalachia, L.L.C.**, as Lessee, covering that certain tract of land (whether one or more) situated in Marshall County, State of West Virginia, Clay Tax District, described as follows to-wit:

Description of lands covered by lease:

Tract # 1
Legal Description:

PARCEL NO. 6: Beginning at a stone corner to Trimble, et al.; running thence with their line, North 10° 59' West 552 feet to a point where a white oak stood, corner to William Cecil; thence with his line, North 1° 26' West 780 feet to a point where a red oak stood; thence with the same, North 34° 16' East 2,640 feet to a black oak; thence with the same, North 80° 25' East 1,138 feet to a sugar corner to M. McCage; thence with his line, South 12° East 2,195 feet to a stone, corner to G. W. Young; thence with his lines the following thirteen courses and distances: South 77° 25' West 570 feet to a sugar; thence South 40° 17' West 643 feet to a point where a lynn stood; thence South 77° West 212 feet to a beech stump; thence South 64° 50' West 125 feet to a witch hazel; thence South 36° 20' West 120 feet to a lynn; thence South 28° West 222 feet to a poplar; thence South 47° 45' West 333 feet to a beech; thence South 56° 25' West 215 feet; thence South 63° West 315 feet; thence South 70° 30' West 360 feet; thence North 81° 20' West 70 feet; thence North 84° 15' West 215 feet; and thence North 85° 30' West 195 feet to the point or place of beginning; containing 161.6 acres, more or less, according to a survey made by H. T. Hirst, Engineer, July, 1902.

Excepting, however, from said premises a tract of land, bounded and described as follows, to-wit:

Beginning at a sugar stump on the east side of the County road, a corner to Parker Doty and the within described tract or parcel of land; running thence with said Parker Doty, South 12° East 1,328 feet to an iron pin located North 84° East 10 feet from an elm six (6) inches in diameter and South 41° 30' East 29 feet from an elm 18 inches in diameter and South 41° 30' East 29 feet from an elm 18 inches in diameter; thence with a new division line, South 81° 3' West 547.6 feet to a clump of three small wild cherries; thence North 45° 47' West 245.3 feet to small locusts; thence North 58° 39' West 185.5 feet to a fence post, a corner of a field, thence North 100 27' East 1,089 feet to a point in the fence on the south side of the County road in Cecil (now Hood) lines; thence with the line of Hood and Parker Doty, North 80° 25' East 412 feet to the point or place of beginning, containing 19.096 acres, more or less, according to a survey of Gordon W. Sammons, C.E. of March 12, 1942, all meridian bearings being reckoned to the year 1902.

Said premises, less said exemption, containing **142.504** acres, more or less.

Tract # 1

Tax Map # **04-07-17**

Bounded currently or formerly as follows:

On the North by Lands of: Paul and Julie Maidens	Tax ID# 04-07-03
On the East by Lands of: Paul and Julie Maidens	Tax ID# 04-07-13
Cathy J. and Carl Petrucci	Tax ID# 04-07-12
Cathy J. and Carl Petrucci	Tax ID# 04-07-19
On the South by Lands of: Raymond Dickson	Tax ID# 04-07-18
On the West by Lands of: Edison A. Barlow et ux	Tax ID# 04-14-04
Paul and Julie Maidens	Tax ID# 04-07-14

Including lands acquired from **Estel a/k/a Etself Maidens and Ronald K. Maidens and Sandra K. Maidens, his wife d/b/a Maidens Brothers Dairy Farm, a Partnership** by virtue of deed dated **August 27, 2001**, and recorded in **Deed Book 629**, at Page **638**, and described for the purposes of this agreement as containing a total of **142.504** Leasehold acres, whether actually more or less, and including contiguous lands owned by Lessor.

Tract # 2

Legal Description:

Being a 100.2 acre tract described as Parcel No. 5, the same property conveyed to Estel Maidens, single, Ronald K. Maidens and Sandra K. Maidens, his wife, doing business as Maidens Brothers Dairy Farm, a partnership, by M. Jane Glauser, single, by deed dated January 13, 1983, and recorded in the Office of the Clerk of the County Commission of Marshall County, West Virginia, in Deed Book 502 Page 571 and described as follows:

Beginning at a stake, corner to this tract of land and land of Sarah Riggs and the first tract, by the lines of said first tract, North 39° 35' West 570 feet to a post, thence by the same South 73° 15' West 99 feet to a post; thence by the same North 69° 23' West 262 feet to a stone; thence by the same, North 52° 29' West 215 feet to a stake, thence by same North 45° 55' West 677 feet to a post, thence by same North 11° 47' West 116 feet to a Hickory, a corner to Jane Lockwood, North 5° 10' East 860 feet to a Red Oak, thence by the same North 30° East 314 feet to a Red Oak, thence by same North 27° West 485 feet to a Dogwood; thence by same North 16° West 215 feet to a Locust Stump, thence by same North 8° East 511 feet to a Hickory, corner to Robert Powers, thence by said Powers, South 58° 22' East 730 feet to where a White Walnut stood, corner to Ney heirs, South 50° 36' East 60 feet to a Hickory Stump, thence by same South 7° 2' East 165 feet to where a Sugar Stump stood, thence by same South 21° 2' East 270 feet to where a Hickory stood, thence by same South 13° 58' West 363 feet to where a Beech stood, thence by same South 82° 1' East 320 feet to a Red Oak, thence by same South 60° 3' East 140 feet to a Beech, thence by same South 41° 58' East 231 feet to where a Hickory stood, thence by same South 49° 2' East 380 feet to a stake, thence South 3° 1' West 100 feet to a Hickory, thence South 22° 16' East 220 feet to a Sugar, thence South 9° 25' East 170 feet to a Red Oak, corner to McCabe, thence by said McCabe, South 9° 12' East 330 feet to a White Walnut, thence by same South 35° 31' East 496 feet to a White Oak, a corner to Sarah Riggs thence by said Sarah Riggs, South 80° 25' West 1123 feet to the beginning, **containing one hundred and two-tenths (100.2) acres.**

Being a 82.3 acre tract described as Parcel One, and being a part of Parcel No. 5, containing approximately 100.2 acres and being the same property conveyed to Estel Maidens, Ronald K. Maidens and Sandra K. Maidens, his wife, doing business as Maidens Brothers Dairy Farm, a partnership, by M. Jane Glauser, single, by deed dated January 13, 1983, and recorded in the Office of the Clerk of the County Commission of Marshall County, West Virginia, in Deed Book 502 Page 571 and described as follows:

Beginning at a point (20 feet North of the South edge of the private drive) in a common line to Maidens' 93.86 acres and 100.2 acres, then with and binding on the new division line staying 20 feet North of the South edge of the private drive for fourteen (14) lines as shown on Drawing No. 98-9752 which is made a part of this description and this description is incomplete without the aforesaid drawing attached, S. 86° 59' W., 50 feet, more or less, to a set ½" rod, then S. 77° 42' W., 89.30 feet to a set ½" rod, then, N. 82° 36' W., 58.41 feet to a set ½" rod, then, N. 64° 02' W., 51.06 feet to a set ½" rod, then, N. 54° 48' W., 113.88 feet to a set ½" rod, then, N. 57° 58' W., 251.47 feet to a set ½" rod, then, N. 66° 17' W., 60.20 feet to a set ½" rod, then N. 67° 48' W., 79.20 feet to a set ½" rod, then, N. 52° 24' W., 152.32 feet to a set ½" rod, then, N. 56° 13' W., 125.14 feet to a set ½" rod, then, N. 62° 10' W., 119.64 feet to a set ½" rod, then N. 73° 53' W., 85.77 feet to a set ½" rod, then, with and binding on the new division line for three (3) lines through the field West of the house, N. 85° 34' W., 72.33 feet to a set ½" rod, then, N. 39° 47' W., 40.20 feet to a set ½" rod, then N. 8° 07' W., 47.52 feet to a ½" rod set 20 feet North of the South edge of the private drive, then with and binding on the new division line staying 20 feet North of the South edge of the private drive for eight (8) lines N. 16° 57' E., 97.97 feet to a set ½" rod, then, N. 00° 21' E., 111.23 feet to a set ½" rod, then, N. 9° 58' W., 76.32 feet to a set ½" rod, then, N. 34° 08' W., 64.51 feet to a set ½" rod, then, N. 46° 14' W., 80.92 feet to a set ½" rod, then, N. 34° 18' W., 81.03 feet to a set ½" rod, then, N. 17° 15' W., 126.23 feet to a set ½" rod, then, N. 33° 22' W., 83.08 feet to a set ½" rod, then, with and binding on the new division line for two (2) lines through a field and down a hill, N. 59° 22' W., 405.21 feet to a ½" rod set at the top of the hill, then, N. 77° 30' W., 230 feet, more or less, to a point in the old outside farm line, then with and binding on the old outside farm line from the calls in the 100.2 acre deed for nineteen (19) lines and these nineteen (19) lines were not surveyed during this division line survey, N. 5° 10' E., 650 feet, more or less, to a red oak, then N. 27° W., 485 feet to a dogwood, then, N. 16° W., 215 feet to a locust stump, then, N. 8° E., 511 feet to a hickory, then, S. 58° 22' E., 730 feet to where a white walnut stood, then, S. 50° 3' E., 650 feet to a hickory stump, then, S. 7° 02' E., 165 feet to where a sugar stump stood, then, S. 13° 58' W., 360 feet to where a beech stood, then, S. 82° 01' E., 320 feet to a red oak stump, then, S. 60° 03' E., 140 feet to a beech, then, S. 41° 58' E., 231 feet to where a hickory stood, then S. 49° 02' E., 380 feet to a stake, then, S. 3° 01' W., 100 feet to a hickory, then, S. 22° 16' E., 220 feet to a sugar, then, S. 9° 25' E., 170 feet to a red oak, then, S. 9° 12' E., 330 feet to a white walnut, then, S. 35° 31' E., 390 feet, more or less, to the beginning, **containing 82.3 acres, more or less, as calculated with a plainmeter.**

LESS AND EXCEPT:

Excepted and reserved a parcel being a 82.3 acre tract described as Parcel One, and being a part of Parcel No. 5, containing approximately 100.2 acres and being the same property conveyed to Estel Maidens, Ronald K. Maidens and Sandra K. Maidens, his wife, doing business as Maidens Brothers Dairy Farm, a partnership, by M. Jane Glauser, single, by deed dated January 13, 1983, and recorded in the Office of the Clerk of the County Commission of Marshall County, West Virginia, in Deed Book 502 Page 571 and described as follows:

Beginning at a point (20 feet North of the South edge of the private drive) in a common line to Maidens' 93.86 acres and 100.2 acres, then with and binding on the new division line staying 20 feet North of the South edge of the private drive for fourteen (14) lines as shown on Drawing No. 98-9752 which is made a part of this description and this description is incomplete without the aforesaid drawing attached, S. 86° 59' W., 50 feet, more or less, to a set ½" rod, then S. 77° 42' W., 89.30 feet to a set ½" rod, then, N. 82° 36' W., 58.41 feet to a set ½" rod, then, N. 64° 02' W., 51.06 feet to a set ½" rod, then, N. 54° 48' W., 113.88 feet to a set ½" rod, then, N. 57° 58' W., 251.47 feet to a set ½" rod, then, N. 66° 17' W., 60.20 feet to a set ½" rod, then N. 67° 48' W., 79.20 feet to a set ½" rod, then, N. 52° 24' W., 152.32 feet to a set ½" rod, then, N. 56° 13' W., 125.14 feet to a set ½" rod, then, N. 62° 10' W., 119.64 feet to a set ½" rod, then N. 73° 53' W., 85.77 feet to a set ½" rod, then, with and binding on the new division line for three (3) lines through the field West of the house, N. 85° 34' W., 72.33 feet to a set ½" rod, then, N. 39° 47' W., 40.20 feet to a set ½" rod, then N. 8° 07' W., 47.52 feet to a ½" rod set 20 feet North of the South edge of the private drive, then with and binding on the new division line staying 20 feet North of the South edge of the private drive for eight (8) lines N. 16° 57' E., 97.97 feet to a set ½" rod, then, N. 00° 21' E., 111.23 feet to a set ½" rod, then, N. 9° 58' W., 76.32 feet to a

set $\frac{1}{2}$ " rod, then, N. $34^{\circ} 08'$ W., 64.51 feet to a set $\frac{1}{2}$ " rod, then, N. $46^{\circ} 14'$ W., 80.92 feet to a set $\frac{1}{2}$ " rod, then, N. $34^{\circ} 18'$ W., 81.03 feet to a set $\frac{1}{2}$ " rod, then, N. $17^{\circ} 15'$ W., 126.23 feet to a set $\frac{1}{2}$ " rod, then, N. $33^{\circ} 22'$ W., 83.08 feet to a set $\frac{1}{2}$ " rod, then, with and binding on the new division line for two (2) lines through a field and down a hill, N. $59^{\circ} 22'$ W., 405.21 feet to a $\frac{1}{2}$ " rod set at the top of the hill, then, N. $77^{\circ} 30'$ W., 230 feet, more or less, to a point in the old outside farm line, then with and binding on the old outside farm line from the calls in the 100.2 acre deed for nineteen (19) lines and these nineteen (19) lines were not surveyed during this division line survey, N. $5^{\circ} 10'$ E., 650 feet, more or less, to a red oak, then N. 27° W., 485 feet to a dogwood, then, N. 16° W., 215 feet to a locust stump, then, N. 8° E., 511 feet to a hickory, then, S. $58^{\circ} 22'$ E., 730 feet to where a white walnut stood, then, S. $50^{\circ} 3'$ E., 650 feet to a hickory stump, then, S. $7^{\circ} 02'$ E., 165 feet to where a sugar stump stood, then, S. $13^{\circ} 58'$ W., 360 feet to where a beech stood, then, S. $82^{\circ} 01'$ E., 320 feet to a red oak stump, then, S. $60^{\circ} 03'$ E., 140 feet to a beech, then, S. $41^{\circ} 58'$ E., 231 feet to where a hickory stood, then S. $49^{\circ} 02'$ E., 380 feet to a stake, then, S. $3^{\circ} 01'$ W., 100 feet to a hickory, then, S. $22^{\circ} 16'$ E., 220 feet to a sugar, then, S. $9^{\circ} 25'$ E., 170 feet to a red oak, then, S. $9^{\circ} 12'$ E., 330 feet to a white walnut, then, S. $35^{\circ} 31'$ E., 390 feet, more or less, to the beginning, **containing 82.3 acres, more or less, as calculated with a plain-meter.**

Tract # 2

Tax Map # 04-07-03

Bounded currently or formerly as follows:

On the North by lands of: Cathy J. and Carl F. Jr. Petrucci

Tax ID #04-07-3.1

On the East by lands of: Cathy J. and Carl F. Jr. Petrucci

Tax ID #04-07-3.1

On the South by lands of: Paul J. and Julie D. Maidens

Tax ID #04-07-17

Paul J. and Julie D. Maidens

Tax ID #04-07-13

On the West by lands of: Paul J. and Julie D. Maidens

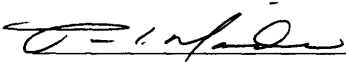
Tax ID #04-07-14

Millard Bonnete Jr. et ux

Tax ID #04-07-15.8

Including lands acquired from **Estel a/k/a Estel Maidens and Ronald K. Maidens and Sandra K. Maidens, his wife d/b/a Maidens Brothers Dairy Farm, a Partnership** by virtue of deed dated **August 27, 2001**, and recorded in **Deed Book 629**, at Page **638**, and described for the purposes of this agreement as containing a total of **17.90** Leasehold acres, whether actually more or less, and including contiguous lands owned by Lessor.

SIGNED FOR IDENTIFICATION PURPOSES


Paul J. Maidens


Julie B. Maidens a/k/a Julie D. Maidens

Exhibit "B"

This Exhibit "B" is attached to and made a part of that certain Oil and Gas Lease dated, December 4, 2008 by and between, Paul J. Maidens and Julie B. Maidens a/k/a Julie D. Maidens, husband and wife, acting as Joint Tenants with Right of Survivorship, as Lessor and Chesapeake Appalachia, L.L.C., as Lessee, covering that certain tract of land (whether one or more) situated in Marshall County, State of West Virginia, Franklin Tax District.

ADDITIONAL RIDERS:

No Storage Rights Clause

Notwithstanding anything herein contained to the contrary, Lessee agrees the herein described leased premises shall not be used for the purpose of gas storage as defined by the Federal Energy Regulatory Commission. Any reference to gas storage contained in this lease is hereby deleted. If Lessor wishes to enter into an agreement regarding gas storage using the leased premises with a third party, Lessor shall first give Lessee written notice of the identity of the third party, the price or the consideration for which the third party is prepared to offer, the effective date and closing date of the transaction and any other information respecting the transaction which Lessee believes would be material to the exercise of the offering. Lessor does hereby grant Lessee the first option and right to purchase the gas storage rights by matching and tendering to the Lessor any third party's offering within 30 days of receipt of notice from Lessor.

Hold Harmless Clause

Lessee agrees it will protect and save and keep Lessor harmless and indemnified against and from any penalty or damage or charges imposed for any violation of any laws or ordinances, whether occasioned by the neglect of Lessee or those holding under Lessee, and Lessee will at all times protect, indemnify and save and keep harmless the Lessor against and from any and all loss, damage or expense, including any injury to any person or property whomsoever or whatsoever arising out of or caused by any negligence of the Lessee or those holding under Lessee.

Location Approval Clause

Provided that Lessor is the current surface owner of the affected lands at the time of Lessee's surface operations, Lessee and Lessor to mutually agree on all drill site, pipeline and access road locations, consent not to be unreasonably withheld, delayed or conditioned by Lessor.

Damage Clause

Provided that Lessor is the current surface owner of the affected lands at the time of Lessee's surface operations, Lessee agrees to pay Lessor at a reasonable rate for all surface damages caused by Lessee's operations to growing crops, trees, and timber.

Fence Clause

Upon Lessor's written request, Lessee shall at its sole cost, expense, and design install fencing for the protection of livestock around any well site(s), tank battery (ies) or facility (ies) installed on the leased premises by Lessee provided that Lessor is the current surface owner of the affected lands at the time of Lessee's surface operations.

Compliance Clause

Lessee's operations on said land shall be in compliance with all applicable federal and state regulations.

Reclamation Clause

Lessee shall construct or install all well sites, access roads and pipeline right-of-ways in a manner which would minimize any related soil erosion. Further, any related surface reclamation shall be done in a manner which restores said land as nearly to original contours as reasonably practical.

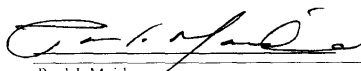
Water Damage Clause

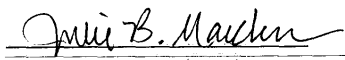
In the event any activity carried on by Lessee pursuant to the terms of this lease damages, disturbs, or injures Lessor's fresh water well or source located on these leased premises, Lessee shall at its sole cost and expense use its best efforts to correct any such damage, disturbance or injury.

Gate Clause

Upon the written request of Lessor, Lessee shall install at its sole cost and expense a gate at the entrance of any road constructed by Lessee on the leased premises provided that Lessor is the current surface owner of the affected lands at the time of Lessee's surface operations.

SIGNED FOR IDENTIFICATION PURPOSES

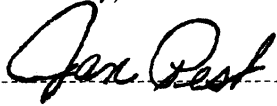

Paul J. Maidens


Julie B. Maidens a/k/a Julie D. Maidens

JAN PEST
MARSHALL County 10:08:30 AM
Instrument No 1265432
Date Recorded 03/09/2009
Document Type O&G
Book-Page 677-510
Recording Fee \$7.00
Additional \$6.00

STATE OF WEST VIRGINIA, MARSHALL COUNTY, SCT.:

I, JAN PEST, Clerk of the County Commission of said County, do hereby certify that the annexed writing, bearing date on the 4th day of December 2008, was presented for and by me, admitted to record in my office upon the above certificate as to the parties therein named this 9th day of March 2009 at 10:08 o'clock A.M.

TESTE:  Clerk.